DEVELOPMENT PROJECTS UPDATE LIST

COMMUNITY DEVELOPMENT DEPARTMENT

This report is current from April 2024 through September 2026

For the most recent information contact the Planning Division at (714) 741-5312

IN PROCESS IN PLANNING SERVICES DIVISION (CURRENT)

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS	HEARING BODY
TBD	12761 EUCLID ST	A request to amend the CC-OS (Civic Center Open Space) zone to allow "Church and Other Religious Centers" as a conditionally permitted use, and "Educational Institutions" as a use incidental to "Church and Other Religious Centers." Also, a Conditional Use Permit to allow for the operation of a new private university, and a separate Conditional Use Permit for the continued operation of the existing church within the existing Garden Grove First Baptist Church campus. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Dr. Kang Won Lee 12761 Euclid Street Garden Grove CA 92840	To Be Assigned	4	C.C.
SP-169-2026 PM-173-2026	13281 BROOKHURST ST	Request for site plan approval for the construction of a two-story 20,139 square foot commercial building on a 56,628 square foot site that was previously improved with a single-story commercial building that has been damage due to a fire located in the C-2 (Community Commercial) zone.	Ngoclan Thi Nguyen 17051 Edgewater Lane Huntington Beach CA 92649	Christian Farmer	3	P.C.
TBD	14052 FLOWER ST	A request for Site Plan approval to construct a three-story, approximately 19,330 square-foot "Boarding/Lodging" facility with seventeen (17) bedrooms. Also a request for a Conditional Use Permit to operate a dormitory for monks attending Bodhi Buddharealm Society Sakya Buddha University (3404 Westminster Avenue, Santa Ana) as a "Boarding/Lodging" use. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Master Thich Huyen Chau 3404 Westminster Avenue Santa Ana CA 92703	Patricia Malagon	4	P.C.
DR-087-2026	12701 LORNA ST	A request for Director's Review Approval to construct a new duplex, consisting of two (2), attached dwelling units, on a 9,375 square-foot lot, located at 12701 Lorna Street (APNN: 215-102-17). Each unit will be approximately 2,409 square feet and consist of four (4) bedrooms, three (3) bathrooms, and attached two-car garage. In addition, the applicant is proposing two (2) 800 square-foot detached ADUs consisting of two (2) bedrooms and two (2) bathrooms. ADUs are shown for reference only.	Toby Nguyen 16651 Gothard Street Huntington Beach CA 92648	Zachary Hernandez	1	D.R.
SP-167-2026	13052 WILSON ST	A request for Site Plan approval to construct two (2) four (4) unit, three-story multi-family residential dwellings and associated site improvements on an approximately 0.42 acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households. Inclusion of the two (2) very low-income unit qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Toby Nguyen 16651 Gothard St. A-1 Huntington Beach CA 92647	Zachary Hernandez	1	P.C.
CUP-290-2026	10662 STANFORD AVE	A request for Conditional Use Permit approval to allow the operation of a 5,745 square-foot "Ambulance Service" business within an existing multi-tenant commercial building. The proposal includes accommodations for 24-hour shifts, including shower facilities and a crew lounge area with sleeping quarters.	Falck Mobile Health Corp. 1517 W Braden Court Orange CA 92868	Christian Farmer	4	Z.A.
TBD	12859 CHAPMAN AVE	A request to allow an existing eating establishment to operate with an original Alcohol Beverage Control (ABC) Type "XX" (On-Sale - XXXX) License. In conjunction with the request, the Zoning Administrator will also consider that a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Blanca Hurtado 12859 Chapman Avenue Garden Grove CA 92840	Zachary Hernandez	5	Z.A.
SP-174-2026 CUP-296-2026	11757 HARBOR BLVD	A request to construct an approximately 9,727 square-foot pad restaurant building, along with associated site improvements. The existing pad restaurant building would be demolished to facilitate the proposed project. Additionally, a request for a Conditional Use Permit for the operation of the restaurant with a California Alcoholic Beverage Control (ABC) Type 47 (On-Sale General – Eating Place) License. Also, a recommendation that the Planning Commission revoke the previous Conditional Use Permit governing the tenant space, CUP-518-00. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Yard House USA, Inc. (dba: Darden Restaurants) (ATTN: Tim LaBuda) 1000 Darden Center Drive Orlando TX 32837	Christian Farmer	5	P.C.
SP-175-2026	12762 HAZEL AVE	A request for Site Plan approval to construct five (5) attached, three-story multi-family residential dwellings and associated site improvements on an approximately .24 acre lot. The proposal includes one (1) affordable housing unit for "moderate income" households. Inclusion of the one (1) moderate income unit qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA)	Brad Nguyen 17272 Newhope St., Ste. K Fountain Valley CA 92708	Patricia Malagon	3	P.C.
SP-176-2026 FYD-006-2026	9701 MAUREEN DR	A request for Site Plan approval to construct a four-unit, two-story, residential development with associated site improvements on a 0.25-acre vacant lot. Also, a Front Yard Determination request to designate the Barclay Drive frontage as the front yard, and the Maureen Drive frontage as the street side. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Tin Vo 9701 Maureen Drive Garden Grove CA 92841	Huong Ly	2	P.C.
SP-181-2026	12111 VALLEY VIEW ST	A Site Plan application has been submitted to redevelop an approximately 1.1-acre parcel currently occupied by an existing movie theater, Starlight Cinema. The proposed project would reconfigure the existing building to create a 5,910 square foot space designated for retail and a 3,303-square-foot restaurant with a drive-thru including the installation of a new canopy area.	Daniel Akarakian	Christian Farmer	1	P.C.

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS	HEARING BODY
PM-2026-141, SP-182-2026, CUP-301-2026	13752 HARBOR BLVD	A request for Tentative Parcel Map and Site Plan approval to merge two existing properties, to construct a new approximately 4,062-square-foot automatic car wash facility consisting of twenty-four (24) vacuuming stations. In addition, a request for Conditional Use Permit approval to allow the operation of the car wash facility. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Joel McClure 13752 Harbor Blvd Garden Grove CA 92843	Zachary Hernandez	6	P.C.
A-047-2026	CITYWIDE	A City-initiated zoning text amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code to conform to changes in State law and City policies, and to make clarifications and typographical corrections. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed Amendment is categorically and statutorily exempt from review under the California Environmental Quality Act (CEQA).	City of Garden Grove	Huong Ly	Citywide	C.C.
CUP-303-2026	14318 BROOKHURST ST, 14320 BROOKHURST ST	A request for a Conditional Use Permit to operate a new vocational beauty school with a maximum capacity of five (5) instructors and ninety-one (91) students within a combined 3,363 square-foot tenant space. Additionally, the applicant is proposing to construct a new 458 square-foot mezzanine within the combined suite.	Xuan Nguyen 16168 Beach Blvd Suite #261 Huntington Beach CA 92647	Patricia Malagon	4	Z.A.
TBD	12100 EUCLID ST	A request for Director's Review approval to continue to allow the temporary use of a modular structure for medical office use, to support urgent care functions at an existing Kaiser Permanente medical office facility.	Deborah Wong 393 E Walnut St 5th Floor Pasadena CA 91188	Christian Farmer	2	D.R.
SP-120-2023(TE1), PM-2021-206(TE1)	12233 - 12239 CHOISSER RD	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, to consolidate four (4) existing parcels into a single 28,793 square feet (0.66 acre) parcel, and to construct a six-story, 53 unit, residential apartment complex. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.	Investel Garden Resorts LLC 12966 Euclid street, Suite 300 Garden Grove CA 92840	Maria Parra	6	P.C.
SP-142-2024 (TE1)	13171 JEFFERSON ST	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-142-2024 to construct an eight (8) unit, three-story multiple-family residential building and associated site improvements on an approximately 0.23-acre lot. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.	Jeffrey & Tina Mullen 10748 Capital Avenue #8R Garden Grove CA 92843	Zachary Hernandez	1	P.C.
SP-144-2024 (TE1)	11442 STANFORD AVE	A request for a one-year time extension for the approved entitlements under Interpretation Of Use No. IOU-006-2024, Tentative Parcel Map No. PM-2023-156, Site Plan No. SP-144-2024, and Conditional Use Permit No. CUP-267-2024, which allowed the construction of a mixed-use development consisting of a senior apartment complex and an 82-bed residential care facility on a net 0.94-acre lot. A CEQA determination is not required as the project was previously exempted.	Kiki Tran 9984 Aster Cir Fountain Valley 92708	Huong Ly	5	P.C.
CUP-304-2026	9240 GARDEN GROVE BLVD	A request for Conditional Use Permit approval to allow the operation of a new 1,145 square-foot "Tattoo, General" business within an existing multi-tenant commercial shopping center. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Trung Tran 8925 Acacia Ave Garden Grove CA 92841	Jun Kim	3	P.C.
SP-1114-2026 TT-1234-2026	11252 CHAPMAN AVE	A site plan, tentative map, and density bonus application for a 15 lot development at 11252 Chapman Avenue		Christian Farmer	2	

ENTITLEMENT GRANTED (FROM APRIL 2024 - SEPTEMBER 2026)

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
DR-073-2024	10651 MCKEEN ST	A request for Director's Review approval to construct a new duplex, consisting of two (2) two-story dwelling units, on a 5,946 square-foot lot located at 10651 McKeen Street. Unit #1 will total 1,799 square feet with four (4) bedrooms and three (3) bathrooms, and Unit #2 is 1,349 square feet with two (2) bedrooms and three (3) bathrooms. Each unit will have a front porch, an attached two-car garage, and each a separate driveway with open guest parking spaces.	Vi Vu 15662 Jefferson Street Midway City CA 92655	Priit Kaskla	4
SP-144-2024 CUP-267-2024 IOU-006-2024 PM-2023-156	11432 STANFORD AVE 11462 STANFORD AVE	A request to develop a six-story mixed-use development on a 0.94 acre lot consisting of an 80-unit senior apartment complex and an 82-bed Residential Care Facility for the Elderly (RCFE). The specific land use entitlement approvals requested include the following: (i) An Interpretation of Use to determine the compatibility between an RCFE use and the CC-3 (Civic Center Core) zone classification, and to allow the RCFE use subject to approval of a Conditional Use Permit; (ii) A Tentative Parcel Map to consolidate three existing parcels and to create a one-lot subdivision for condominium purposes to divide the RCFE and apartment building; (iii) A Site Plan to allow construction of the six-story mixed-use development consisting of an 80-unit senior apartment building over a parking structure with one subterranean and one above-ground levels, and 82-bed RCFE attached to the parking structure/apartment building, along with associated site improvements; and (iv) A Conditional Use Permit to allow and regulate the operation of the proposed RCFE on the subject site. The proposal includes four (4) affordable housing units for "very-low income" households. Inclusion of the four (4) "very-low-income" units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the state density bonus law. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William Jager 872 Wendt Ter Laguna Beach CA 92651	Huong Ly	5
SP-145-2024 LLA-033-2024	9891 GARDEN GROVE BLVD, 9897 GARDEN GROVE BLVD, 9901 GARDEN GROVE BLVD	A request for Site Plan approval to construct a seven-story, 98-unit multiple-family residential apartment complex with associated site improvements on a 1.35-acre (Gross) project site, and a Lot Line Adjustment to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed residential development. The proposal includes ten (10) affordable housing units for "very low-income" households. Inclusion of the ten (10) "very low-income" units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William D. Jager 872 Wendt Ter. Laguna Beach CA 92651	Mary Martinez	3
SP-146-2024 PM-2023-191	12681 HASTER ST	A request for Site Plan approval to construct a seventy-six (76) unit, four-story residential apartment building and associated site improvements on an approximately 1.6-acre lot. The proposal includes eight (8) affordable housing units for "very low-income" households. Inclusion of the eight (8) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. Also, a Tentative Parcel Map to split the existing 3.8-acre property into two (2) separate lots of approximately 2.2 acres, and approximately 1.6 acres. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	LPA, Inc. 5301 California Ave Suite 100 Irvine CA 92617	Priit Kaskla	5

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
LLA-034-2024	9271 CATHERINE AVE, 12261 LORALEEN ST	A request for Lot Line Adjustment approval to eliminate two small parcels (Parcel “A” & Parcel “B”), for the purpose of reconfiguring the property line boundary between two developed, single-family residential properties, located at 9271 Catherine Avenue (Parcel 1) and 12261 Loraleen Street (Parcel 2). No additional parcels will be created and no additional development is proposed.	Alice and Juan Rangel PO Box 15521 Los Angeles CA 90015	Priit Kaskla	3
SP-148-2024 PM-2023-161 V-044-2024	12013 LORNA ST	A request to reinstate the approval of Site Plan and Tentative Parcel Map to subdivide an 18,125 square foot lot into two (2) parcels. Lot 1, will have a lot size of 7,833 square feet, and Lot 2, will have a lot size of 8,699 square feet. Each lot will be developed with a new single-family home. The existing single-family home will be demolished to accommodate the project. Also, a request to reinstate Variance approval to allow Lot 1 to deviate from the minimum 65'-0" lot width requirement for a corner lot. In conjunction with the requests, the Planning Commission will consider a determination that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA).	Vektir, LLC (Khoa Phan) 12762 Crestwood Circle Garden Grove CA 92841	Zachary Hernandez	2
DR-080-2024	12966 EUCLID ST	Director’s Review to allow a minor land use deviation to permit the operation of a “bank/financial institution” for a period of up to eighteen (18) months, at 12966 Euclid Street, Suite 150, while a Land Use Code text amendment to expressly allow "banks/ financial institutions" as a permitted use in the CC-3 (Civic Center Core) zone is processed.	City of Garden Grove 11222 Acacia Parkway Garden Grove CA 92840	Maria Parra	5
SP-152-2025	10852 LAMPSON AVE	A request for site plan approval to construct seven (7) multiple-family rental units and associated site improvements on an approximately 0.29-acre lot. The proposal includes one (1) affordable housing unit for “very low-income” households. The inclusion of one (1) “very low-income” unit qualifies the project for a density bonus, concessions, waivers, and reduced parking, pursuant to the state density bonus law. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Toby Nguyen 16651 Gothard Street Suite A-1 Huntington Beach CA 92647	Huong Ly	4
SP-156-2025	9562 CHAPMAN AVE	A request to construct a four-story, thirty-six (36) unit apartment building and associated site improvements on an approximately 0.82-acre lot. The proposal includes four (4) affordable housing units for "very low-income" households. Inclusion of the four (4) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William D. Jager 872 Wendt Terrace Laguna Beach CA 92651-2209	Priit Kaskla	3
CUP-023-2014 (REV 2026)	12741 MAIN STREET	A request to modify conditions of approval for Conditional Use Permit No. CUP-023-2014 to add a new preschool/daycare at the Garden Grove United Methodist Church site, which currently operates a Head Start program and a preschool, Sunflower Preschool.	Andy Ly 9832 Newcastle Avenue Westminster CA 92683	Huong Ly	4
A-045-2025	CITYWIDE	A City-initiated zoning text amendment to Title 9 of the Garden Grove Municipal Code to add definitions, special operating conditions, and parking standards to allow Substance Abuse Treatment Centers as a conditionally permitted use for properties zoned M-1 (Limited Industrial). In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed Amendment is exempt from the California Environmental Quality Act (CEQA).	City of Garden Grove 11222 Acacia Parkway Garden Grove CA 92840	Mary Martinez	Citywide
CUP-282-2025	12111 VALLEY VIEW ST	A request to allow an existing movie theater, Starlight Cinemas, located at 12111 Valley View Street to operate with a new original Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine) License.	Starlight Cinemas INC (Pres: Rod Mirand) 10357 Artesia Blvd Bellflower CA 90706	Zachary Hernandez	1
RAQ-001-2025	9622 STANFORD AVE	A Reasonable Accommodation Request for Charlotte and Virginia Fuller to petition for relief from Municipal Code Sections 9.08.040.030(G), 9.08.040.050(D), and 9.08.040.110(B)(1) pertaining to front yard hardscape and height of fences. This request would allow for 100% hardscape coverage in the front yard setback area and a six-foot-tall fence to allow a secured outdoor exercise space.	Charlotte Fuller 9622 Stanford Garden Grove CA 92841	Christian Farmer	3
PUD-141-01(A) SP-107-2022 (Rev. 2026)	12241 HARBOR BLVD, 12261 HARBOR BLVD, 12271 HARBOR BLVD, 12291 HARBOR BLVD, 12311 HARBOR BLVD, 12321 HARBOR BLVD, 12323 HARBOR BLVD, 12246 THACKERY DR, 12252 THACKERY DR, 12262 THACKERY DR, 12282 THACKERY DR, 12292 THACKERY DR, 12312 THACKERY DR, 12322 THACKERY DR, 12251 THACKERY DR, 12261 THACKERY DR, 12281 THACKERY DR, 12291 THACKERY DR, 12311 THACKERY DR, 12321 THACKERY DR	Pursuant to a Writ Of Mandate issued by the Orange County Superior Court in Marlene Perez Et Al. v. City Of Garden Grove Et Al., O.C.S.C. Case No. 30-2022-01281816-Cu-Wm-Cxc, the Planning Commission will consider a recommendation to the City Council to: (1) certify a Supplemental Environmental Impact Report (SEIR), adopt a revised Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations; (2) approve Planned Unit Development Subarea No. PUD-141-01(A); and (3) approve revisions to the Performance Standards and Conditions of Approval associated with Site Plan No. SP-107-2022, authorizing the development of a Nickelodeon Resort Hotel project on 3.72 acres.	Kam Sang Co., Inc. 411 E. Huntington Dr Suite 305 Arcadia CA 91006	Priit Kaskla	5
CUP-297-2026	9764 GARDEN GROVE BLVD	A request for Conditional Use Permit approval to operate an existing mini-market, Oc Mart, a new original State Alcoholic Beverage Control (ABC) Type “21” (Off-Sale General) License at a property located at 9764 Garden Grove Boulevard.	CT Trading Inc 9764 Garden Grove Blvd Garden Grove CA 92844	Jun Kim	3
DR-085-2026	9642 KATELLA AVE	A request for Director's Review approval to construct a new duplex, consisting of two (2), attached dwelling units, on a 7,878 square-foot lot, located at 9642 Katella Avenue (APN: 132-101-08). Unit #1 will be approximately 1,523 square feet consisting of three (3) bedrooms, two (2) bathrooms, and attached two-car garage. Unit #2 will be approximately 1,616 square feet consisting of three (3) bedrooms, two (2) bathrooms, and attached two-car garage. In addition, the applicant is proposing two (2) 601 square foot detached ADUs consisting of two (2) bedrooms and one (1) bathroom. ADUs are shown for reference only.	Isabel Giralado 177 Miramonte Drive Fullerton CA 92835	Zachary Hernandez	2
CUP-288-2026	12502 HARBOR BLVD	A request for conditional use permit approval to operate an existing 7-Eleven market a new original state alcoholic Beverage Control (ABC) Type “21” (Off-Sale General) License and a recommendation that the Zoning Administrator revoke all previous Conditional Use Permits granted for the tenant space, including Conditional Use Permit No. CUP-540-2001. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Rai Samra. Inc. Rupinder Samra 12502 Harbor Blvd Garden Grove CA 92840	Jun Kim	5

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-171-2026	8892 LAMPSON AVE	SP-171-2026: A request for Site Plan approval to construct a four (4) unit, two-story, multi-family residential apartment development and associated site improvements on an approximately 0.39 acre lot. All existing site improvements will be removed. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Tony Lam 9741 Bolsa Avenue Westminster Ave CA 92682	Christian Farmer	1
CUP-295-2026	8271 GARDEN GROVE BLVD	A request for Conditional Use Permit approval to allow the operation of a new 760 square-foot "Tattoo, General" business within an existing multi-tenant commercial shopping center. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Justine Chavez 7421 Edinger Avenue #403 Huntington Beach CA 92647	Zachary Hernandez	1
CUP-103-65 (REV. 2026)	10802 KATELLA AVE	A request for modifications to the approved plans under Conditional Use Permit No. CUP-103-65 to allow building and site improvements for an existing carwash. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	PDS West, Inc. (ATTN: Shawn Amin) 10802 Katella Avenue Garden Grove CA 92804	Patricia Malagon	2
CUP-299-2026	13576 HARBOR BLVD	A request for Conditional Use Permit approval to allow a new restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & Wine - Eating Place) License. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Sheila Harianto 12850 Palm Street Unit 8 Garden Grove CA	Jun Kim	6
SP-177-2026	13042 SAFFORD ST	A request for Site Plan approval to construct a new two-story residential building consisting of four (4) units along with associated site improvements on a 0.35-acre lot. The project would retain the existing residential dwelling and demolish the garage to accommodate the proposed development.	Tony Lam 13042 Safford Street Garden Grove CA 92843	Huong Ly	5
CUP-184-2020 (REV. 2026)	10602 WESTMINSTER AVE	A request to modify the Conditions of Approval for Conditional Use Permit No. CUP-184-2020 to extend the hours of operation for an existing gas station convenience store. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	NORTH FONTANA PETRO INC. 10602 Westminster Ave Garden Grove CA 92843	Jun Kim	4
CUP-299-2026 (MM1)	13576 HARBOR BLVD	A Minor Modification Number 1 to modify the Conditions of Approval for Conditional Use Permit No. CUP-299-2026 to modify the approved floor plan. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Sheila Harianto 12850 Palm Street Unit 8 Garden Grove CA 92840	Jun Kim	6
PM-2025-119 SP-178-2026	11861 LOARA ST	A request to subdivide an existing property, and construct three (3) new single-family residences on the resulting parcels. The specific land use entitlement approvals requested include a Site Plan for the construction of three (3) single-family residences and associated site improvements, and a Tentative Parcel Map to subdivide the existing 36,155 square-foot property into three (3) parcels, and a private road. Also, a front yard determination request to designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Thinh Nguyen 1517 North Newhope Street #74 Santa Ana CA 92703	Zachary Hernandez	2
CUP-302-2026	12971 NELSON ST	A request for Conditional Use Permit approval to operate an existing 7-eleven market a new original State Alcoholic Beverage Control (ABC) Type “21” (Off-Sale General) License and a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit granted for the tenant space, Conditional Use Permit No. Cup-110-85. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	7-Eleven, Inc. c/o James Willis P. O. Box 139044 Dallas TX 75313	Jun Kim	4

IN BUILDING DIVISION PLAN CHECK (CURRENT)

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
Tentative Tract Map No 17455, SP-043-2017, CUP-111-2017, CUP-112-2017, CUP-113-2017, CUP-114-2017, CUP-115-2017, DA-008-2017, PUD-128-12 Rev2017	12222 HARBOR BLVD, 12252 HARBOR BLVD, 12262 HARBOR BLVD, 12272 HARBOR BLVD, 12292 HARBOR BLVD, 12302 HARBOR BLVD, 12511 TWINTREE LN, 12531 TWINTREE LN, 12551 TWINTREE LN, 12571 TWINTREE LN, 12233 CHOISSER RD, 12239 CHOISSER RD, 12237 CHOISSER RD, 12235 CHOISSER RD	Site Plan to adopt the propose site design for a proposed hotel resort that includes three (3) hotels with a total of 769 hotel rooms, 36,885 square feet of restaurant/retail/entertainment/24,014 square feet of hotel restaurant, 39,867 square feet of conference/meeting banquet space, and up to 1,297 parking spaces within a parking structure with one-level of subterranean parking. Tentative Parcel Map. No. 17455 to create a six-lot subdivision that will: 1) consolidate eleven (11) parcels into two lots that will include a 160,851 square foot parcel (Parcel 1) and 35,391 square foot parcel (Parcel 2) and 2) to adjacent the rear property line of four (4) parcels located on Choisser Street (Parcel 3-6) to maintain a minimum lot size of 7,200 square feet. Parcel 1 and 2 will be used to accommodate the proposed hotel development and ancillary uses, and Parcels 3-6 will continue to be improved with the existing single-family homes. Also, Conditional Use Permit (CUP) approval to allow the two (2) hotels and three (3) independent restaurants to operate with alcoholic beverage control licenses and entertainment.	Investel Garden Resorts, LLC 11999 Harbor Blvd #1711 GARDEN GROVE CA 92840	Maria Parra	5
SP-092-2021, PM-2018-122	12872 LAMPSON AVE	A request for Tentative Parcel Map and Site Plan approval for the subdivision of an existing property in order to construct two (2) new single family residences at 12872 Lampson Street. The subdivision will split the existing 14,400 square foot property into two (2) parcels of 7,200, with one (1) parcel ultimately reduced to 6,916 square feet after a street dedication. The first home will be 3,182 square feet, with six (6) bedrooms, four (4) bathrooms, a kitchen, living room, family room, dining room, and a three-car garage. The second home will be 3,247 square feet, with four (4) bedrooms, four (4) bathrooms, a kitchen, family room, dining room, living room, and two-car garage. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 – New Construction or Conversion of Small Structures and 15315 – Minor Land Divisions.	Lieu Nguyen & Hieu Tran 10552 Sycamore Avenue STANTON CA 90680	Priit Kaskla	5

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
Tentative Tract Map No. TT-17455 (Amended 2020)	12222 HARBOR BLVD, 12252 HARBOR BLVD, 12262 HARBOR BLVD, 12272 HARBOR BLVD, 12292 HARBOR BLVD, 12302 HARBOR BLVD, 12511 TWINTREE LN, 12531 TWINTREE LN, 12551 TWINTREE LN, 12571 TWINTREE LN, 12233 CHOISSER RD, 12235 CHOISSER RD, 12237 CHOISSER RD, 12239 CHOISSER RD	A request to amend Tentative Tract Map No. TT-17455 that was originally approved by the Garden Grove City Council in 2017 to reconfigure 15 existing parcels to create two (2) commercial parcels to facilitate the development of the Site C Hotel Project; to adjust the rear lot lines of four (4) existing residential lots on Choisser Road; and to create the future commercial condominiumization of the Site C Hotel Project. The developer proposes to reconfigure and further subdivide the commercial lots for the Site "C" Hotel Project from two (2) to four (4) commercial lots, which continuing to maintain the same aggregate land area as previously approved. The amended Tentative Tract Map will create four (4) commercial lots to facilitate the development of the Site C Hotel Project; will adjust the rear lot lines of four (4) existing residential lots on Choisser Road; will create the future commercial condominiumization of the Site C Hotel Project; and will create a letter lot easement on Harbor Boulevard.	Danny Wei 12966 EUclid Street GARDEN GROVE CA 92840	Maria Parra	5
SP-081-2020, Tentative Tract Map No. 18181	11712 LAMPSON AVE	A request for Site Plan and Tentative Map approval to subdivide an existing 47,286 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as cul-de-sac (5th lot). Each will have a lot size of 10,238 square feet (Lot 1), 9,007 square feet (Lot 2), 10,034 square feet (Lot 3), and 7,576 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and will include the construction of a new second-story addition and an attached Accessory Dwelling Unit (ADU). Lots 2, 3 and 4 will each be improved with a new two-story, single-family home and an accessory dwelling unit. Also, a minor land deviation to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.	Nhan Vuong (for Cerfitied mail) 11022 Winners Circle, Suite 200 LOS ALAMITOS CA 90720	Maria Parra	5
DR-051-2021	8581 STANFORD AVE	Request to demolish all existing site improvements, and build a new duplex at 8581 Stanford Avenue. Unit A will consist of 1,934 square feet, with three bedrooms and three bathrooms, and a new two-car garage. Unit B will consist of 1,922 square feet, also with three bedrooms and three bathrooms, and a new two-car garage. The site will eventually also include two new ADUs of 527 square feet each (included on plans for reference only).	Jamie Park & Joseph Chen 8581 Stanford Avenue Garden Grove CA 92841	Priit Kaskla	1
SP-111-2022, PM-2021-190	10201 GARDEN GROVE BLVD, 10231 GARDEN GROVE	Site Plan approval to construct a five-story mixed-use development on a 1.86-acre site consisting of two parcels with 9,786 square feet of retail space, 9,270 square feet of medical space, and 52 apartment units with a 22.5% affordable housing density bonus for "very low-income" households. Pursuant to the State Density Bonus law, the applicant is requesting one (1) concessions and four (4) waivers from the GGMU-2 (Garden Grove Mixed Use 2) zone development standards: (1) a concession to reduce the minimum required private balcony area and dimensions for each unit, (2) a waiver to reduce the minimum active recreation dimensions and to allow the indoor and roof deck recreation areas to contribute to more than 50% of the required open space; (3) a waiver to allow a fire department turn-around area to encroach into the required 10-foot rear setback area; (4) a waiver to allow the building to exceed the maximum building height of 50 feet or 4-stories; and (5) a waiver to reduce from the minimum 300 cubic feet of private storage per unit. Also, Tentative Parcel Map approval to consolidate the two (2) existing parcels into a single-lot to accommodate the proposed development.	Dr. Michael Dao 9191 Westminster Ave GARDEN GROVE CA 92844	Maria Parra	4
DR-060-2022	10061 DAKOTA AVE	A request to demolish all existing improvements, and build a new duplex at 10061 Dakota Avenue. Both two-story duplex units will total 1,800 square feet in size, with four (4) bedrooms and three (3) bathrooms, and a two-car garage. Also proposed for ministerial review are two detached ADUs of 1,000 square feet each.	Dreamwork Development LLC, c/o Gino Cozzolino 11222 S. La Cienega Blvd Suite 500 Los Angeles CA 90304	Priit Kaskla	4
CUP-224-2022	12761 HARBOR BLVD	A request to operate a new restaurant, Cajun Crack'n, with a new original ABC Type "41" (On-sale, Beer and Wine, Public Eating Place), at 12761 Harbor Boulevard, #I-1.	Tuanh Enterprises 8451 Sandalwood Cirlce Westminster CA 92683	Priit Kaskla	5
Site Plan No. SP-081-2020 (TE1), Tentative Tract Map No. TT-18181 (TE1)	11712 LAMPSON AVE	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. 18181 to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as a cul de-sac (Lot 5). Each lot was approved with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3 and 4 will each be developed with a new two-story, single-family home. Also, a minor land deviation was approved to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.	Nhan Vuong 11712 Lampson Ave Garden Grove CA 92840	Maria Parra	5
SP-117-2022	12771 LORNA ST	The applicant is requesting Site Plan approval to construct six (6) three-story, multi family residential units with two-car garages on a 16,329 square-foot (0.37 acres) lot currently improved with a two-story, single-family dwelling, a detached second unit, and a detached garage. The applicant also requested approval of a minor land deviation to exceed the required number of bathrooms and allow an additional half-bath on Units 1, 3, 4, and 6.	ZBT Group 401 Marion Blvd Fullerton CA 92835	Mary Martinez	1
SP-119-2022, TT-19129	8722 GARDEN GROVE BLVD, 8734 GARDEN GROVE BLVD	The applicant is requesting Site Plan approval to construct a three-story, townhome residential project consisting of twenty (20) units, which includes one (1) affordable housing unit for "very low-income" households on a 36,945 square-foot (0.85 acres) site currently improved with a vacant auto dealership. Pursuant to the State Density Bonus law, the applicant is requesting one (1) concession and one (1) waiver from the GGMU 2 (Garden Grove Mixed Use 2) zone development standards: (1) a concession to allow the building to be constructed within the 45-degree encroachment plane required for mixed use zoned properties abutting residentially zoned lots along the side yard setback; and (2) a waiver to deviate from the requirement of a boulevard garden plaza for properties in the GGMU zones for properties abutting the Garden Grove Boulevard right-of-way. In accordance with the State Subdivision Map Act, the applicant is also requesting approval of a Tentative Tract Map to subdivide the existing property into two (2) lots for the purpose of selling each townhome unit as a condominium.	NRI Portfolios, LLC. 12962 Main Street Garden Grove CA 92840	Mary Martinez	1
DR-051-2021 (Reinstatement-2022)	8581 STANFORD AVE	A request to reinstate the approval of a new duplex at 8581 Stanford Avenue. Unit A will consist of approximately 1,934 square feet, with three bedrooms and three bathrooms, and a new two-car garage. Unit B will consist of approximately 1,922 square feet, also with three bedrooms and three bathrooms, and a new two-car garage. The site will eventually also include two new ADUs (for reference only).	Danny & Jenny Trieu 8581 Stanford Avenue Garden Grove CA 92841	Priit Kaskla	1

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-120-2023, Vesting PM-2021-206	12233 CHOISSER RD, 12235 CHOISSER RD, 12237 CHOISSER RD, 12239 CHOISSER RD	Proposal to construct a 53 unit-residential apartment complex on four (4) lots with a combined lot area of 28,832 square feet. The project includes an affordable density bonus of 32.5% for very low income households. The proposal includes the construction of a 6-story (68 ft. 9 inches), podium building, with garage parking on the ground level, and residential units on levels 2 to 6. The applicant is requesting Site Plan approval to construct a six-story, 53 unit-residential apartment complex on four (4) vacant lots with a combined lot area of 28, 793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, 5 units designated for “very low-income” households and one unit designated for “low-income” household. Pursuant to the State Density Bonus law, the applicant is requesting two (two) concessions and six (6) waivers from the Multifamily Residential Standards as follows: (1) a concession to allow the first residential units on the second floor; (2) a concession to allow a parking reduction, from 70 parking spaces required per Code to 58 parking spaces; (3) a waiver allow the building to be constructed within the 45-degree encroachment plane required for mixed use zoned properties abutting residentially-zoned lots along the side yard setback; (4) a waiver to deviate from the requirement to provide a separate storage space for each unit; (5) a waiver to deviate from the requirement to provide at least 90 square feet of open space per unit (6) a waiver to deviate from the parking space length, from 19 feet to 18 feet. In accordance with the State Subdivision Map Act, the applicant is also requesting approval of a Vesting Tentative Parcel Map to consolidate four existing parcels into a single lot to facilitate the development of the residential apartment complex.	Danny Wei 12966 Euclid Street Suite 300 Garden Grove Ca 92840	Maria Parra	
Site Plan No. SP-081-2020 (TE2), Tentative Tract Map No. TT-18181 (TE2)	11712 LAMPSON AVE	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-081-2020 and Tentative Tract Map No. 18181 to subdivide an existing 47,284 square foot lot, improved with a single-family home, into four (4) residential lots that will be served by a private street designed as a cul de-sac (Lot 5). Each lot was approved with a lot size of 10,031 square feet (Lot 1), 8,312 square feet (Lot 2), 10,520 square feet (Lot 3), and 7,783 square feet (Lot 4). The existing single-family home will be reconfigured to fit within the developable lot area of Lot 1, and Lots 2, 3 and 4 will each be developed with a new two-story, single-family home. Also, a minor land deviation was approved to allow the front yard fence for Lot 1, located along Lampson Avenue, to be constructed at a height of 6 feet.	Nhan Vuong 11712 Lampson Avenue Garden Grove CA 92840	Maria Parra	5
SP-129-2023	9691 BIXBY AVE	The applicant is requesting Site Plan approval to construct a three-story, 27-unit residential apartment complex and associated site improvements on a 0.83-acre lot. The proposal includes three (3) affordable housing units for "very-low income" households. Inclusion of the three (3) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law, and the project has been designed to incorporate certain concessions and waivers of development standards pursuant to the State Density Bonus Law. All existing on-site improvements will be demolished to accommodate the proposed development.	The Jager Co., 872 Wendt Terrace Laguna Beach CA 92651	Huong Ly	3
IOU-005-2024, CUP-255-2024	12191 MAGNOLIA ST, 12211 MAGNOLIA ST	A request for Interpretation of Use approval to determine the compatibility between an Adult Day Services use, including Adult Day Program (ADP) and Adult Day Health Care (ADHC), and the R-1 (Single-Family Residential) zone classification, and to allow Adult Day Services subject to a Conditional Use Permit. Also, a request for Conditional Use Permit approval to allow the continued operation of an existing religious facility, Lambertian Ministry Center, and an existing preschool, Lambees Preschool, and to introduce and allow the operation of a new Adult Day Health Care facility collectively on a property located at 12191-12211 Magnolia Street (Assessor’s Parcel No. 215-064-36 and 37). In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Sr. Grace Duc Le 14700 Van Ness Avenue Gardena CA 90249	Huong Ly	2
SP-111-2022 (TE1), PM-2021-190 (TE1)	10201 GARDEN GROVE BLVD, 10231 GARDEN GROVE BLVD	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-111-2022 and Tentative Parcel Map No. PM-2021-190 to consolidate two (2) existing parcels into a single 1.86 acre parcel and to construct a five-story mixed-use development on the 1.86-acre site consisting of 9,786 square feet of retail space, 9,270 square feet of medical space, and 52 apartment units. Pursuant to the State Density Bonus law, in exchange for reserving three (3) units for very-low income, the project qualifies for a density bonus, concessions, waivers, and reduced parking. A CEQA determination is not required as the project was previously exempted.	Michael Dao 9191 Westminster Avenue Garden Grove ca 92843	Maria Parra	4
SP-111-2022 (MM1)	10201 GARDEN GROVE BLVD, 10231 GARDEN GROVE BLVD	Minor Modification No. 1 to Site Plan No. SP-111-2022 to (1) a redesign to the elevator lobbies and enclosed stairwells to comply with the Building Code requirements for egress; (2) shifting the third floor commercial tenant space to align with the exterior building plane, along the south and west building elevations, and shifting and redesigning the exterior corridor used to access the commercial tenant space into an interior, enclosed corridor; (3) increasing the size of a roof garden located on the fourth floor, along the west building elevation, from two smaller passive roof gardens with a combined area of 918 square feet to one passive roof garden with an area of 2,765 square feet; and (4) a modification to Condition of Approval No. 84 to change the allowable square footages of the retail and medical uses while continuing to provide the required number of parking spaces.	Paul Kim 6101 Ball Road Cypress CA 90630	Maria Parra	4
SP-142-2024	13171 JEFFERSON ST	A request for Site Plan approval to construct an eight (8) unit, three-story multiple-family residential building and associated site improvements on an approximately 0.23-acre lot. The proposal includes one (1) affordable housing unit for "very low-income" households. Inclusion of the one (1) very low-income unit qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Jeffrey & Tina Mullen 9291 Shadwell Drive Huntington Beach CA 92646	Priit Kaskla	1
SP-070-2019 (REINSTATEMENT), V-023-2019 (REINSTATEMENT)	9191 WESTMINSTER AVE	A request to reinstate the approval of Site Plan No. SP-070-2019 to construct a 7,140 square foot third floor addition to an existing two-story 29,000 square foot medical office building, and to reinstate the approval of Variance No. V-023-2019 to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new third floor addition.	Dr. Michael Dao 9191 Westminster Ave Garden Grove CA 92844	Christopher Chung	3
DR-079-2025	13082 COAST ST	"A request for Director's Review approval to allow a new duplex, consisting of two, attached single-family dwelling units, on a 12,573 square-foot lot located at 13082 Coast Street. The property is currently developed with a single-family dwelling unit approximately 1,006 square feet in size and a 253 square foot attached carport, which will be demolished as part of the request. The existing single-family dwelling unit is proposed to be renovated and expanded by 47 square feet. The unit size for the proposed second dwelling unit will be 995 square feet and will consist of two bedrooms, two bathrooms, a kitchen, and a living room. The applicant is also proposing to construct two, attached two-car garages, as well as provide three (3) uncovered guest parking spaces."	Eliad Dorfman 611 S. Catalina Suite 310 Los Angeles CA 90005	Zachary Hernandez	1
DR-060-2022 (Reinstatement 2024)	10061 DAKOTA AVE	A request to reinstate the Director's Review approval of a new duplex at 10061 Dakota Avenue. Both units would consist of approximately 1,802 square feet, with four (4) bedrooms and three (3) bathrooms, and a new two-car garage. The site will eventually also include two new ADUs (for reference only).	Victor Vizcaino 127 N Catalina Street #2 Los Angeles CA 90004	Priit Kaskla	4
SP-139-1984MM2	13822 BROOKHURST ST	A request for Minor Modification 2 to Site Plan No. SP-139-84 to modify the approved site plan to reconfigure the majority of existing parking area and landscaping to accommodate fifty-six (56) parking stalls for a proposed 8,389 square-foot eating establishment.	Garden Grove Plaza LLC PO Box 811787 Los Angeles CA 90081	Zachary Hernandez	4

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-275-2025	11074 MAGNOLIA ST, 11076 MAGNOLIA ST	A request for conditional use permit approval to operate a new 18,183 square foot adult daycare facility for 463 adults. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Mr. Care Inc. / Thanh Mai Tran 11074-11076 Magnolia Street Garden Grove CA 92841	Mary Martinez	2
SP-157-2025, LLA-036-2025	9032 TRASK AVE, 9062 TRASK AVE	A request for Site Plan approval to construct a 778 square foot freestanding outdoor dining patio structure at an existing restaurant, In-N-Out Burger, and to reconfigure the existing drive-thru lane and parking area. The project includes the demolition of an existing vacant restaurant building, formerly occupied by Mae's Café, to accommodate additional drive-thru vehicle queuing and parking spaces. Also, a request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) adjoining parcels into one (1) parcel to accommodate the proposed improvements. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	In-N-Out Burgers, Inc. 13502 Hamburger Lane Baldwin Park CA 91706	Mary Martinez	3
SP-158-2025	7441 LINCOLN WAY	A request for Site Plan approval to construct a new 50,300 square foot shell industrial building along with other associated site improvements following the demolition of the existing 22,108 square foot building on the property located at 7441 Lincoln Way	JYJ Logistics LLC 4 Park Plaza Suite 830 Irvine CA 92614	Huong Ly	1
SP-174-1996MM1	10801 GARDEN GROVE BLVD	A request for Minor Modification No. 1 to Site Plan No. SP-174-96, to modify the approved plans for the construction of a 138 square foot fire pump room addition to an existing 128,621 square foot home improvement center. In conjunction with the request, the Community Development Director will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Kevin Stracner 4695 MacAurther Court Suite 1450 Newport Beach CA 92660	Zachary Hernandez	4
SP-111-2022 (TE2), PM-2021-190 (TE2)	10201 GARDEN GROVE BLVD 10231 GARDEN GROVE BLVD	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP 111 2022 and Tentative Parcel Map No. PM 2021 190, as modified by Minor Modification No. 1, which allowed the consolidation of two (2) existing parcels into a single 1.86 acre parcel, and the construction of a five-story mixed-use development on the 1.86-acre site consisting of 5,312 square feet of retail space, 3,548 square feet for an art gallery use, and 10,745 square feet of medical space, and 52 apartment units. Pursuant to the State Density Bonus Law, in exchange for reserving three (3) units for very-low income, the project qualifies for a density bonus, concessions, waivers, and reduced parking. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.	Michael Dao 9191 Westminster Avenue Garden Grove 92844	Maria Parra	4
SP-162-2025	13040 COAST ST	A request to construct a five-story, thirty-four (34) unit apartment building and associated site improvements on an approximately 0.50-acre lot. The proposal includes three (3) affordable units for "very-low-income" households and three (3) affordable units for "moderate income" households. Inclusion of the six (6) affordable units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	William Jager 872 Wendt Ter Laguna Beach CA 92651-0229	Huong Ly	1
SP-375-05 (MM1)	13481 EUCLID ST	Minor Modification 1 to Site Plan No. SP-135-05 to modify the Condition of Approval #50 to allow for non-retail uses.	Euclid Trask Center LLC 505 E 1st Street Suite H Tustin CA 92780	Priit Kaskla	4
DR-084-2025	12621 PINE ST	A request for a Director's Review approval to allow a new single-family dwelling on a 7,100 square-foot lot within the CCSP-PR14 zone. The proposed 1,533 square-foot two-story single-family dwelling would consist of four (4) bedrooms and four (4) bathrooms, and an attached 245 square foot one-car garage. In addition, the applicant is proposing an 814 square-foot converted ADU consisting of two (2) bedrooms and two (2) bathrooms, and a 787 square-foot detached ADU consisting of three (3) bedrooms and two (2) bathrooms with an attached 251 square-foot one-car garage. The ADUs are shown for reference only.	Home Top Home 16168 Beach Blvd Suite #201C Huntington Beach CA 92647	Zachary Hernandez	5
SP-166-2026	12122 WESTERN AVE	A request for site plan approval to construct a new break room that includes a 1,504 square-foot, one-story building, 1,202 square-foot roof deck, and a 529 square-foot open air patio to replace an existing 1,923 square-foot, one-story break room for GKN Aerospace Transparency Systems, a military and commercial aircraft transparency systems company.	Richard Martin Beck 17 Singletree Dr. Newport Beach CA 92660	Christian Farmer	1
GPA-001-2026, A-046-2026, PUD-020-2026, SP-168-2026, TT-19447	9822 RUSSELL AVE	A request that the Planning Commission recommend City Council approval of a General Plan Amendment, zoning map amendment, and related entitlements for a proposed 26-unit multiple-family residential project on an approximately 1.8-acre site. The specific land use entitlement approvals requested include the following: (i) General Plan amendment to change the land use designation of the subject property from LDR (Low Density Residential) to LMR (Low Medium Residential); (ii) zoning map amendment to re-zone the subject property from R-1 (Single-Family Residential) to residential Planned Unit Development No. PUD-020-2026 with an R-2 (Limited Multiple Residential) base zone; (iii) residential Planned Unit Development to facilitate the development of the project; (iv) Site Plan approval to construct twenty-six (26) two-story townhomes and associated site improvements; (v) a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium; and (vi) a revocation of Conditional Use Permit Nos. CUP-114-81 and CUP-554-01 which previously allowed for the operation of an elementary school, and operation of a wireless facility on the subject property. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program for the project.	Melia Homes Inc. (Chad Brown) 9860 Irvine Center Drive Irvine CA 92618	Priit Kaskla	3
SP-129-2023 (TE1)	9691 BIXBY AVE	A request for a one-year time extension for the approved entitlement under Site Plan No. SP-129-2023, which allowed the construction of a three-story, 27-unit residential apartment complex that includes three (3) affordable housing units for "very-low income" households, and associated site improvements on a 0.83-acre lot. A ACEQA determination is not required as the project was previously exempted.	Bixby Avenue Apartments, LLC. 9535 Garden Grove Boulevard #202 Garden Grove CA 92844	Huong Ly	3
SP-157-2025 (REV. 2026)	9032 - 9062 TRASK AVE	A request to modify the approved plans and conditions of approval under Site Plan No. SP-157-2025 to maintain the existing two-way vehicular access to a driveway approach, which was previously approved to be modified for egress-only, on a site improved with an existing restaurant, In-N-Out Burger. Site Plan No. SP-157-2025 approved the construction of a freestanding outdoor dining patio structure and included demolition of an adjacent vacant restaurant to accommodate additional drive-thru vehicle queuing and parking spaces, along with approval of Lot Line Adjustment No. LLA 036 2025 to remove an existing lot line to consolidate the lots. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	In-N-Out Burgers, Inc. (Peter Kulmaticki) 13502 Hamburger Lane Baldwin Park CA 91706	Mary Martinez	3
CUP-011-2014 (REV. 2026)	9856 WESTMINSTER AVE	A request to modify Conditional Use Permit No. CUP-011-2014 which currently governs an adult daycare facility, Evergreen World, to increase the occupancy to 260 participants and 40 employees along with a 1,000 square-foot expansion into an adjacent tenant space for additional lobby area. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Evergreen World Inc. 9856 Westminster Ave Ste 128 Garden Grove CA 92844	Mary Martinez	3

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-275-2025 (TE1)	11074 MAGNOLIA ST, 11076 MAGNOLIA ST	A request for a one-year time extension for the entitlement approved under Conditional Use Permit No. CUP-275-2025, to operate a new 18,183 square-foot adult daycare facility for 463 adults.	Mr. Care Inc. / Thanh Mai Tran 11074-11076 Magnolia Street Garden Grove CA 92841	Mary Martinez	2
CUP-294-2026	12943 9TH ST	A request for approval of a Conditional Use Permit (CUP) to allow a new restaurant within the Cottage Industries development to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & Wine - Eating Place) License. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Hitoko Aoyagi - Kotobuki-Creations, Inc 400 N. Tustin Ave, Ste. 240 Santa Ana CA 92705	Patricia Malagon	5
CUP-300-2026	9240 GARDEN GROVE BLVD	A request for Conditional Use Permit approval to allow a new liquor store to operate with a new original Alcoholic Beverage Control (ABC) "Type 21" (Off-Sale General) License. In addition, a recommendation that the Zoning Administrator revoke the previous Conditional Use Permit No. CUP-075-2016. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	NS Liquor LLC (Nouh Sedra) 825 W. Hacienda Drive Corona CA 92882	Zachary Hernandez	3
SP-117-2022 (TE1)	12771 LORNA ST	A request for a one-year time extension for the entitlement approved under Site Plan No. SP-117-2022, which allowed the construction of six (6) three-story, multi-family residential units with two-car garages on a 16,329 square-foot (0.37 acres) lot.	Dan Vy Ngoc Nguyen 17262 Calle Zaragosa Fountain Valley CA 92708	Mary Martinez	1
SP-111-2022 (TE3), PM-2021-190 (TE3)	10201 - 10231 GARDEN GROVE BLVD	A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-111-2022 and Tentative Parcel Map No. PM-2021-190, as modified by Minor Modification No. 1, which allowed the consolidation of two (2) existing parcels into a single 1.86 acre parcel, and the construction of a five-story mixed-use development on the 1.86-acre site consisting of 5,312 square feet of retail space, 3,548 square feet for an art gallery use, and 10,745 square feet of medical space, and 52 apartment units. Pursuant to the State Density Bonus Law, in exchange for reserving three (3) units for very-low income, the project qualifies for a density bonus, concessions, waivers, and reduced parking. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.	Michael Dao 9191 Westminster Avenue Suite 2026 Garden Grove CA 92844	Maria Parra	4
PUD-105-80 (MM1)	10520 LAKESIDE DR N	A request for Minor Modification No. 1 to Planned Unit Development No. PUD-105-80, to modify the approved plans for the construction of an interior storage platform to an existing condominium unit (Unit No. D). In conjunction with the request, the Community Development Director will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	TRUPLANS INC. 630 S. Glassell St. Suite 201 Orange CA 92866	Jun Kim	4
DR-046-2020 (MM1)	12782 MAGNOLIA ST	Minor Modification 1 to Director's Review No. DR-046-2020 to modify the approved floor plan of Unit #1 to demolish approximately 75 square feet less, and add 50 square feet. In conjunction with the request, the Community Development Director will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Seth Sor 10544 Strathmore Drive Los Angeles CA 90024	Jun Kim	3

UNDER CONSTRUCTION (CURRENT)

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-022-2016, LLA-011-2016, DA-002-2016, CUP-065-2016	10641 GARDEN GROVE BLVD, 10661 GARDEN GROVE BLVD, 10662 PEARL ST	A request for Site Plan and Conditional Use approval to construct a four-story, 10-unit, work-live mixed-use development on three separate properties in conjunction with a Lot Line Adjustment to consolidate three properties into one. A Development Agreement is also included.	Tony Lam 9741 Bolsa Avenue, Ste. 201 WESTMINSTER CA 92683	Mary Martinez	4
SP-053-2018	12891 MAIN ST	A request for a Site Plan to construct a new mixed-use building with a commercial tenant space of approximately 3,888 sq. ft. on the Main Street frontage and 9 residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum size of a private open space balcony; and a reduction in a minimum dimension of a passive recreation area.		Huong Ly	
SP-062-2019, LLA-020-2019	8218 GARDEN GROVE BLVD	Request to construct a 46-unit apartment complex with a 21.7% affordable housing density bonus on two lots located in the R-3 zone. The lots will be consolidated, and will have a total lot area of 66,000 square feet.	David Nguyen 9140 Trask Ave., Suite 202 Garden Grove, CA 92844	Maria Parra	1
DR-046-2020	12782 MAGNOLIA ST	A request to construct a duplex, consisting of two (2) attached units, on a lot located at 12782 Magnolia Street (Assessor's Parcel No. 133-432-34), which is improved with an existing 1,203 square foot one-story dwelling unit, and an existing attached 356 square foot two-car garage. The scope of work will include the following: (i) to demolish the existing 356 square foot garage, and 125 square feet of the existing unit; (ii) to add 290 square feet on the first floor, 847 square feet on the second floor, and a new 400 square foot garage for a combined 2,615 square foot Unit 1; and (iii) construct a new 3,112 square foot two-story dwelling with a 460 square two-car garage, for a combined 3,572 square foot Unit 2. There is a 15-foot street dedication along Magnolia Street.	Jenny Ly & William Tran 12782 Magnolia Street GARDEN GROVE CA 92841	Priit Kaskla	3
SP-053-2018 (Reinstatement-2020)	12885 - 12891 MAIN ST	A request to reinstate the approval of a Site Plan to construct a new mixed-use building with a commercial tenant space of approximately 3,888 sq. ft. on the Main Street frontage and 9 residential units above. The project includes a density bonus of 35% under the State Density Bonus allowance and two concessions: one to reduce the minimum size of a private open space balcony; and a reduction in a minimum dimension of a passive recreation area.	Avi Marciano 24 Hammond Ste. C IRVINE CA 92618	Priit Kaskla	4
SP-095-2021	10510 CHAPMAN AVE	Site Plan approval to reconstruct three (3) existing buildings to accommodate two (2) residential living quarters with a combined area of approximately 6,108 square feet, a 1,320 square foot commissary, and related site improvements on a 77,704 square foot lot, operated by a religious facility, Quan Am Temple. The Quan Am Temple operates under Conditional Use Permit No. CUP-262-09 that authorizes the operation of a religious facility with ancillary uses, including living quarters.	Jimmy Pham 10510 Chapman Ave GARDEN GROVE CA 92840	Maria Parra	4
SP-104-2021, IOU-004-2021	7441 CHAPMAN AVE	A Site Plan request to demolish an existing two-story industrial/office building and replace it with a new, 158,694 square foot, six-story self storage facility on a 1.26-acre site, located at 7441 Chapman Avenue. Also, an Interpretation of Use request to determine the compatibility of the proposed self storage use and Planned Unit Development No. PUD-103-76 (REV. 2018).	1784 Capital Holdings, LLC, ATTN: Kelly McKone 8777 N. Gainey Center Drive Suite 191 SCOTTSDALE AZ 85258	Priit Kaskla	1

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-084-2020TE1, PM-2020-112TE1	11841 MAGNOLIA ST	The applicant is requesting approval of a one-year time extension for the entitlements approved under Site Plan No. SP-084-2020 and Tentative Parcel Map No. PM-2020-112 for the construction of two (2) new single family residences and the subdivision of existing property into two (2) equal parcels of 7,776 square feet each, located at 11841 Magnolia Street.	Anh Minh Thai 11841 Magnolia Street Garden Grove CA 92841	Priit Kaskla	2
DR-071-2023	11999 HARBOR BLVD	Director Review request for the installation of a new building-mounted attached wireless telecommunications facility at the existing Hyatt Regency hotel, located at 11999 Harbor Boulevard.	Dish Wireless 7545 Irvine Center Blvd #250 Irvine CA 92618	Priit Kaskla	5
CUP-250-2023	11301 ACACIA PKWY 11261 ACACIA PKWY	The City of Garden Grove is requesting Conditional Use Permit Approval to (I) construct and operate a police headquarters of up to 104,000 square feet, (II) construct a new parking garage of up to 448 parking spaces, (III) demolish the existing police headquarters, (IV) and construct a new park all within the City's Civic Center Area.	City of Garden Grove 11222 Acacia Parkway GARDEN GROVE CA 92840	Priit Kaskla	5
CUP-252-2023	12500 VALLEY VIEW ST	A request for Conditional Use Permit approval to allow a new liquor store, Liquor Logic, to operate with an original State Alcoholic Beverage Control (ABC) Type "21" (Off-Sale, General) License.	Devon Thai 2154 Ridgeview Terrace Dr. Signal Hill CA 90755	Huong Ly	1
SP-104-2021 (MM1)	7441 CHAPMAN AVE	Minor Modification 1 to Site Plan No. SP-104-2021 to modify the approved plans to eliminate the 26,449 square-foot basement level of the proposed self-storage building.	Garden Grove Self Storage Partners LLC 8777 Gainey Center Drive #19 Scottsdale AZ 85258	Priit Kaskla	1
CUP-259-2024	10912 KATELLA AVE	A request for Conditional Use Permit Approval to operate a new religious facility, including, church services, an accredited bible college, and a child day care within an existing 46,287 square-foot tenant space.	Freedomhouse OC (Josiah Silva) 464 W. Commonwealth Fullerton CA 92832	Priit Kaskla	2
LLA-030-2024	12181 - 12211 TAMERLANE DR	A request for improvements at 15 existing apartment building sites developed with 78 affordable dwelling units to satisfy TCAC requirements. The improvements include mobility and communications upgrades, the removal of ten (10) garage structures, replacement of six (6) stairways, replacement of guardrails and handrails at the remaining stairways, removal of laundry facilities at each building, conversion of a three-car garage to a communal laundry facility, a new 511 square foot communal laundry facility, a new 650 square foot clubhouse, four (4) new trash enclosures, a new second story bridge connecting two existing apartment buildings, and reconfiguration of parking and landscaping improvements throughout the sites.	Shawn Boyd 3920 Birch St Suite 103 Newport Beach CA 92660	Mary Martinez	5
SP-138-2024, TT-19314	12701 BUARO ST	A request for Site Plan approval to construct thirty-five (35) three-story, for-sale residential condominium units and associated site improvements on an approximately 1.4-acre lot. The proposal includes two (2) affordable housing units for "very-low income" households. Inclusion of the two (2) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law. Also, a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each dwelling unit as a condominium. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Ashton 3 (Matt Ashton) 20 Pamela Coto de Caza CA 92976	Priit Kaskla	5
SP-141-2024, LLA-031-2024, CUP-493-00 (REV. 2024)	8811 ORANGEWOOD AVE 8791 ORANGEWOOD AVE	A request to expand an existing religious facility by incorporating an approximately 0.42-acre adjoining parcel into the development's site area, and constructing a new ancillary building. The Planning Commission will consider approval of (ii) a Site Plan to construct a new 4,285 square foot two-story ancillary building to serve the existing religious facility site, along with associated site improvements; (ii) a Lot Line Adjustment to remove an existing lot line for the purposes of consolidating two (2) adjoining lots into one (1) lot to accommodate the religious facility expansion; and (iii) a modification to Conditional Use Permit No. CUP-493-00 to allow the expansion of the religious use. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the subject religious facility, CUP-493-00, would be replaced by the modified Conditional Use Permit No. CUP-493-00 (REV. 2024).	Winston Liu 7852 Orangewood Avenue Stanton CA 90680	Huong Ly	2
DR-078-2025	11081 COLLEGE AVE	A request for Director's Review approval to construct a new, two-story, 2,635 square-foot single family dwelling, on a 4,500 square-foot vacant lot located at 11081 College Avenue. The dwelling features four (4) bedrooms and six (6) bathrooms, a front porch, an attached two-car garage, and a driveway with open parking spaces. An 800 square-foot two (2) bedroom two (2) bathroom attached ADU is also shown for reference.	Calista Trading Inc (Nghia Duong) 14392 Hoover St Unit B-3 Westminster CA	Adrian Andujo	5
CUP-242-08 (MM1)	12672 BROOKHURST ST 12682 BROOKHURST ST	A request to modify the approved plans for an existing childcare facility operating under Conditional Use Permit No. CUP-242-08.	Steven Ji 1440 N Harbor Blvd 900 Fullerton CA 92835	Mary Martinez	4
LLA-035-2025, SP-154-2025	13781 NEWHOPE ST	A request for Lot Line Adjustment approval to consolidate two parcels into a single, approximately 0.28-acre lot. Also, a Site Plan request to construct a new 5,658 square-foot industrial warehouse, with an attached 3,100 square-foot parking garage, and associated site improvements. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Bill Chow 9535 Garden Grove Boulevard Suite #202 Garden Grove CA 92844	Priit Kaskla	6
GPA-002-2025, SP-159-2025	12821 KNOTT ST	A request that the Planning Commission recommend City Council approval of a General Plan Amendment, and Site Plan for the construction of a mezzanine office space for an existing industrial building on an approximately 7.97-acre site. The specific land use entitlement approvals requested include the following: (i) General Plan Amendment to establish subareas A and B within the IC (Industrial Commercial Mixed Use) land use designation, and establish a 0.55 FAR for industrial uses within Subarea B; and (ii) Site Plan approval to allow for an approximately 10,368 square-foot interior mezzanine addition for an existing industrial building. The Planning Commission will also consider a recommendation that the City Council adopt a Negative Declaration for the project.	Harbinger Motors, Inc. 12821 Knott Street Garden Grove CA 92841	Priit Kaskla	1

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-160-2025	10150 TRASK AVE	A request for site plan approval to construct a new 3,625 square foot detached steel structure that would be used as vehicle maintenance. The proposed steel structure would have ten (10) vehicle lifts, five retractable hose reels for oil dispensing along with electrical outlets and lighting.	Ernest De Leon (EJD Engineering) 5847 Pine Ave Chino Hills CA 91709	Huong Ly	4
CUP-259-2024 (TE1)	10912 KATELLA AVE	A request for a one-year time extension for the entitlements approved under Conditional Use Permit No. CUP-259-2024 to operate a new religious facility, including, church services, an accredited bible college, and a child day care within an existing 46,287 square-foot tenant space. A CEQA determination is not required as the project was previously exempted.	Freedomhouse OC Church 10912 Katella Avenue Garden Grove CA 92840	Priit Kaskla	2
PUD-123-09	12854 BROOKHURST WAY	Brookhurst Place Phase 2, Building 2 - A six-story, ninety-four (94) unit apartment building inclusive of a three-level parking garage, along with associated site improvements which include site parking spaces, common areas, and landscaping improvements.	Kam Sang Company 411 E Huntington Dr 305 Arcadia CA 91006	Mary Martinez	3

PROJECT FINALED / COMPLETED (FROM APRIL 2024 TO SEPTEMBER 2026)

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
CUP-262-2024	5939 CHAPMAN AVE	A request for Conditional Use Permit approval to allow a new restaurant to operate with a new original State Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) License.	BWTC, LLC 2872 Tigertail Dr Los Alamitos CA 90720	Huong Ly	1
DR-074-2024	7580 CHAPMAN AVE	A request for Director's Review approval to allow the installation of a new attached wireless telecommunication facility mounted to an existing utility tower, and installation of related ground-mounted equipment.	AT&T Mobility / Smartlink 1452 Edinger Avenue Tustin CA 92780	Priit Kaskla	1
DR-075-2024	12361 MAGNOLIA ST	A request to allow a minor deviation for a fence located in the required front setback of a residentially zoned property to be constructed to a maximum height of six feet (6'-0").	Lorrie Klevos 105 S. Calle Alta Orange CA 92869	Zachary Hernandez	2
CUP-143-2018 (REV. 2024)	12900 MAIN ST	A request to modify Conditional Use Permit No. CUP-143-2018 to allow an existing restaurant, AUM Beer House, to extend the sale of alcoholic beverages (ABC Type "47" License, On-Sale General - Eating Place) that is currently governed by the Conditional Use Permit No. CUP-143-2018 to a new permanent, 540 square-foot (10'-10" x 50'-0") outdoor sidewalk dining area.	Son Quach 12890 Main St GARDEN GROVE CA 92840	Priit Kaskla	4
LLA-032-2024	13402 LUCILLE ST	A request for Lot Line Adjustment approval to remove an existing lot line for the purpose of consolidating two (2) parcels into one (1) parcel to facilitate the construction of an Accessory Dwelling Unit (ADU) on a property currently developed with a single-family dwelling.	Serge Melikyan 13402 Lucille St. Garden Grove CA 92805	Priit Kaskla	3
CUP-242-2023 (MM1)	12865 MAIN ST	A request for Minor Modification 1 to Conditional Use Permit No. CUP-242-2023 to modify the approved plans for a proposed restaurant use operating with a State Alcoholic Beverage Control (ABC) Type "23" (Small Beer Manufacturing) License and limited live entertainment.	Elizabeth Dang 12865 Main Street Garden Grove CA 92840	Priit Kaskla	4
CUP-266-2024	12781 HARBOR BLVD	A request for Conditional Use Permit approval to allow the operation of a new, 2,900 square-foot, arcade located within an existing multi-tenant commercial shopping center.	Saul de Santiago 20441 Graystone Ln. Huntington Beach CA 92646	Huong Ly	5
CUP-212-94 (REV. 2022) (MM1)	12141 VALLEY VIEW ST	Minor Modification 1 to Conditional Use Permit No. CUP-212-94 (Rev. 2022) to (i) modify Conditional Use Permit No. CUP-212-94 (REV. 2022) to downgrade the Alcoholic Beverage Control (ABC) Type "47" (On-Sale, General, Eating Place) license to a Type "41" (On-Sale, Beer and Wine, Eating Place) License, and to (ii) modify the approved floor plan associated with CUP-212-94 (REV. 2022), for an existing bowling alley, Valley View Lanes, located at 12141 Valley View Street.	Valley View Lanes LLC 7100 Arlington Ave Riverside CA 92503	Maria Parra	1
DR-077-2024	12100 EUCLID ST	A request for Director's Review approval to continue to allow the temporary use of a modular structure for medical office use, to support urgent care functions at an existing Kaiser Permanente medical office facility.	Deborah Wong 393 E Walnut St, 5th Floor Pasadena CA 91188	Christopher Chung	2
CUP-335-11 (REV. 2024)	13132 GARDEN GROVE BLVD	A request to modify Conditional Use Permit No. CUP-335-11, which governs alcohol sales and live entertainment for an existing bar, to extend the permissible days for live entertainment to seven (7) days a week. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-335-11, would be revoked and replaced by Conditional Use Permit No. CUP-355-11 (REV. 2024). In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Matthew Herrick 13132 Garden Grove Boulevard Garden Grove CA 92843	Huong Ly	6
SP-045-2018 Minor Modification No. 1	11461 GARDEN GROVE BLVD	Request to modify the approved plans associated with Site Plan No. SP-045-2018 to change the use and site plan design of the property from an outdoor communal area to a parking lot.	Danielle Foley 4041 MacArthur Blvd #400 Newport Beach CA	Maria Parra	5
IFC-001-2024	11911 EUCLID ST	A request for a determination of Public Convenience or Necessity for a new original State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale Beer and Wine) License in connection with Conditional Use Permit No. CUP-179-93.	Bahadar Lakha 3157 Lindacita Lane Anaheim CA 92804	Adrian Andujo	2
CUP-203-2021 (MM1)	14208 BROOKHURST ST	A request for Minor Modification 1 to Conditional Use Permit No. CUP-203-2021 to modify the approved plans to allow an outdoor dining area with no alcohol service for an existing restaurant operating with a State Alcoholic Beverage Control (ABC) Type "41" (On-sale Beer & Wine - Eating Place).	Ngoc Tu Tran 14208 Brookhurst Street Garden Grove CA 92843	Priit Kaskla	4

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
SP-127-2023 (MM1)	13252 BROOKHURST ST 10052 CENTRAL AVE	A request for a minor modification to the approved plan under the Site Plan No. SP-127-2023 for a new development located at 13252 Brookhurst Street and 10052 Central Avenue	Monica Ultreras 9860 Irvine Center Drive Irvine CA 92618	Huong Ly	
CUP-271-2024	8516 GARDEN GROVE BLVD	A request to operate an existing restaurant with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-sale, Beer and Wine, Eating Place) License. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-201-2021, would be revoked and replaced by Conditional Use Permit No. CUP 271-2024. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA)	Catherine Nguyen 117 Liberty St Tustin CA 92782	Huong Ly	1
CUP-272-2024	8610 GARDEN GROVE BLVD	A request for approval for Conditional Use Permit (CUP) to operate a new, 2,300 square foot gym.	Sam Hale 8610 Garden Grove Blvd Garden Grove CA 92844	Adrian Andujo	1
GPA-001-2025 A-041-2025 CUP-119-1960 (REV. 2025) SP-150-2025 PM-2024-124 TT-19336 V-045-2025	5802 SANTA CATALINA AVE	The applicant requests to develop a 26-unit residential townhome project, on a portion of an approximately 3.025-acre site developed with a parking lot of a religious facility (the "Project"). As part of the project, the Planning Commission will consider a recommendation that the City Council approve the following: (i) a General Plan Amendment to change the General Plan Land Use Designation of a 1.73-acre portion of the project site from Low Density Residential (LDR) to Medium Density Residential to facilitate the development of the residential project; (ii) a Zoning Map Amendment to change the zoning of a 1.73-acre portion of the subject property from R-1 (Single-Family Residential) to R-3 (Multiple-Family Residential) to facilitate the development of the residential project; (iii) a Tentative Parcel Map to subdivide the existing approximately 3.025-acre lot into two lots to facilitate the development of the residential project on a new 1.73-acre parcel and allow the existing religious facility to continue to operate on a new 1.29 acre parcel; (iv) a Tentative Tract Map to create a one-lot subdivision for the purpose of selling each townhome as a condominium; (v) Variance approval to deviate from the required rear yard building stepback for second-story building area; (vi) a Site Plan to construct twenty-six (26) two-story townhomes along with associated site improvements; and (vii) a Conditional Use Permit (CUP) to allow the religious facility to continue to operate on the new 1.29 acre parcel, and a waiver to allow the existing main sanctuary building to deviate from the required twenty-five foot (25'-0") building setback to a common property line with an "R" zoned property. The Planning Commission will also consider a recommendation that the City Council adopt a Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program (MMRP) for the project.	Neal Pafford 5802 Santa Catalina Avenue Garden Grove CA 92845	Huong Ly	1
CUP-274-2025	12506 WESTMINSTER AVE	A request to allow an existing restaurant to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine-Eating Place) License.	DAWA FNB, INC 12506 Westminster Ave Garden Grove CA 92843	Adrian Andujo	6
A-042-2025		A City-initiated zoning text amendment to various provisions of Title 9 (Land Use) of the Garden Grove Municipal Code. The proposed Amendment would update portions of Chapters 9.04 (General Provisions), 9.08 (Single-Family Residential Development Standards), 9.12 (Multifamily Residential Development Standards), 9.16 (Commercial, Office Professional, Industrial, and Open Space Development Standards), 9.18 (Mixed Use Regulations and Development Standards), 9.32 (Procedures and Hearings), 9.54 (Accessory Dwelling Units and Junior Accessory Dwelling Units), and 9.60 (Special Housing Regulations) to conform to changes in State law and City policies, and to make clarifications and typographical corrections. In conjunction with the request, the Planning Commission will also consider a recommendation that the City Council determine that the proposed Amendment is categorically and statutorily exempt from review under the California Environmental Quality Act (CEQA).	City of Garden Grove 11222 Acacia Parkway Garden Grove CA 92840	Priit Kaskla	
SP-122-2023 (TE1)	11311 WESTERN AVE	A request for a one-year time extension for the entitlements approved under Site Plan No. SP-122-2023 to construct a new 88,164 square-foot shell industrial building. A CEQA determination is not required as the project was previously exempted.	Scannell Properties #680, LLC (Marc Pfleging) 8801 River Crossing Boulevard Suite 300 Indianapolis IN 46240	Priit Kaskla	1
DR-081-2025	5939 CHAPMAN AVE	A request for Director's Review approval to allow a minor deviation from the landscaping requirements of the Municipal Code to facilitate the addition of an outdoor waiting area for a new restaurant that will operate within an existing restaurant pad building.	BWTC, LLC 2872 Tigertail Dr Los Alamitos CA 90720	Christopher Chung	1
CUP-262-2024 (MM1)	5939 CHAPMAN AVE	A request for Minor Modification No. 1 to Conditional Use Permit No. CUP-262-2024 to modify the approved plans and Conditions of Approval to allow an outdoor waiting area, with no dining or alcohol service, for a new restaurant that will operate within an existing restaurant pad building.	BWTC, LLC 2872 Tigertail Dr Los Alamitos CA 90720	Christopher Chung	1
SP-155-2025	7191 ACACIA AVE	A request for Site Plan approval to add 1,806 square feet of building area to an existing industrial building to accommodate additional mechanical equipment, along with a request for approval of an associated Joint Use and Parking Management Plan and Shared Parking Agreement between the owner of the subject property and Calvary Chapel WestGrove, owner of property located at 12832 Knott Street, to allow the non-exclusive use of twenty-five (25) off-site spaces to serve the proposed expanded use.	Leishan Cubit 4845 Main Street Yorba Linda CA 92886	Huong Ly	1
DR-077-2024 (MM1)	12100 EUCLID ST	A request for Minor Modification No. 1 to Director's Review No. DR-077-2024 to modify the Conditions of Approval to allow an extension for the temporary use of an existing modular structure for medical office use at an existing Kaiser Permanente medical office facility.	Deborah Wong 393 E. Walnut St., 5th Floor Pasadena CA 91188	Christopher Chung	2
CUP-281-2026	13018 HARBOR BLVD	A request for Conditional Use Permit approval to allow banquets with live entertainment and dancing as an incidental use to an existing full-service restaurant, and to operate the restaurant with a new original Alcoholic Beverage Control (ABC) Type "47" (On-sale General) license. Also, a recommendation that the Planning Commission revoke Conditional Use Permit no. CUP-329-11, which previously governed the tenant space. In conjunction with the request, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Thomson Dang 9040 Larkspur Drive Westminster CA 92683	Priit Kaskla	6

CASE #	PROJECT ADDRESSES	PROJECT DESCRIPTION	APPLICANT	PLANNER	DISTRICTS
DR-083-2025	12530 VALLEY VIEW ST	Director's Review approval to allow a minor land use deviation to permit an "athletic and health club, gym" for a period of eighteen (18) months in a 1,000 square foot tenant space within a inline retail shopping center located at 12530 Valley View Street, while a Land Use Code text amendment to expressly allow "athletic and health club, gym" establishments of 1,500 square feet and smaller by right within the C-2 (Community Commercial) zone is processed. The subject property is located within the Planned Unit Development No. PUD-102-76 which has a base zoning district of C-2. "Athletic and health club, gym" uses, regardless of size, require approval of a Conditional Use Permit to operate in the C-2 zoning district. "Athletic and health club, gym" uses of 1,500 square feet and smaller are permitted by right within the Mixed Use zoning Districts. City-initiated Land Use text amendment will be effective in 2026.	Ana De Las Alas 12530 Valley View Street Garden Grove CA 92846	Zachary Hernandez	1
CUP-283-2025	9757 GARDEN GROVE BLVD	A request for Conditional Use Permit approval to allow the operation of a new 1,449 square-foot "Tattoo, general" business within an existing multi-tenant commercial shopping center.	Hieu Nguyen 8523 Elgebrook Dr. Garden Grove CA 92844	Priit Kaskla	3
CUP-284-2025	11911 EUCLID ST	A request to allow an existing convenience store to operate with a new State Alcoholic Beverage Control (ABC) Type "21" (Off-sale, General) License. Also, a request to revoke Conditional Use Permit No. CUP-179-93, which previously allowed the operation of a convenient store with a State Alcoholic Beverage Control (ABC) Type "20" (Off-Sale, Beer & Wine) License. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Bahadar Lakha 11911 Euclid Street Garden Grove CA 92840	Adrian Andujo	2
CUP-285-2025	12761 HARBOR BLVD	A request for Conditional Use Permit approval to operate an existing restaurant with a new Original State Alcoholic Beverage Control (ABC) Type “41” (On-Sale Beer And Wine - Eating Place) License and a recommendation that the Zoning Administrator revoke all previous Conditional Use Permits granted for the tenant space, including Conditional Use Permit No. CUP-224-2022, which was never exercised and expired. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).	Oniku Brothers OC, LLC 12761 Harbor Blvd #I-1 Garden Grove CA 92840	Christian Farmer	5
SP-045-2018MM2	12941 9TH ST	A request to modify the approved plans associated with Site Plan No. SP-045-2018 for a property that forms part of the Cottage Industries Project Farm Block, located at 12941 9th Street, to change the site plan design of the property for additional storage area.	Danielle Foley 4041 MacArthur Blvd. Suite 400 Newport Beach CA 92660	Mary Martinez	5
CUP-123-2018MM1	12941 9TH ST	A request to (i) modify Conditional Use Permit No. CUP-123-2018 to downgrade the Alcoholic Beverage Control (ABC) Type “47” (On-Sale, General, Eating Place) License to a Type “41” (On-Sale, Beer and Wine, Eating Place) License, and to (ii) modify the approved floor plan associated with CUP-123-2018, for a restaurant located at 12941 9th Street, Smoke Queen, that is part of the Cottage Industries Project (Farm Block).	Smoke Queen Barbecue Garden Grove 12941 9th St Garden Grove CA 92840	Mary Martinez	5
CUP-262-2024 (REV. 2026)	5939 CHAPMAN AVE	A request to modify Conditional Use Permit No. CUP-262-2024 to allow alcohol consumption at the existing outdoor waiting area.	BWTC, LLC. 2872 Tigertail Dr Los Alamitos CA 90720	Huong Ly	1
IFC-003-2026	11072 MAGNOLIA ST	A new Public Convenience or Necessity (PCN) finding. The project currently operates under Conditional Use Permit No. CUP-276-09 (Decision No. 1582), the California Department of Alcoholic Beverage Control (ABC) has indicated they will no longer accept the original PCN findings issued in 2009 for current licensing requirements. Request to issue an updated PCN findings to satisfy the ABC's requirements.	Frank Young 11072 Magnolia Street Garden Grove CA 92841	Jun Kim	2